

330 4437

WOODGLEN ESTATES P.R.D.  
A PARCEL OF LAND SITUATE IN THE S.E. 1/4 OF THE S.E. 1/4  
OF SEC. 7 T. 32 N., R. 1 E., W.M.  
ISLAND COUNTY, WASHINGTON

LEGAL DESCRIPTION

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE  
SOUTHEAST QUARTER IN SECTION 7, TOWNSHIP 32 NORTH, RANGE  
1 EAST, WILLAMETTE MERIDIAN;

EXCEPT THE COUNTY ROAD KNOWN AS ZYSTRRA ROAD, ALONG  
THE EAST LINE THEREOF; AND

ALSO EXCEPT THE NORTH 165 FEET OF THE EAST 15 FEET  
THEREOF AS CONVEYED TO ISLAND COUNTY FIRE PROTECTION  
DISTRICT No. 2, BY DEED RECORDED MARCH 30, 1976, UNDER  
AUDITOR'S FILE No. 295542.

SITUATED IN ISLAND COUNTY, WASHINGTON.

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED  
OWNERS, IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, HEREBY  
DECLARE THIS PLANNED RESIDENTIAL DEVELOPMENT AND DEDICATE  
THE COMMUNITY OPEN SPACE IDENTIFIED HEREON AS TRACT A  
TO THE OWNERS OF THE LOTS WITHIN SAID PLANNED RESIDENTIAL  
DEVELOPMENT FOR THE USES AND PURPOSES PROVIDED FOR IN  
THE DECLARATION OF COVENANTS CONDITIONS EASEMENTS AND  
RESTRICTION RECORDED HEREWITH ALSO SIMILARLY DEDICATED IS THE  
PRIVATE ROADS KNOWN AS DOE DRIVE (PRIVATE) & SPUR LANE (PRIVATE)  
AS SHOWN HEREON FOR THE RIGHT OF THE HOMEOWNERS ASSOCIATION  
WITHIN SAID PLANNED RESIDENTIAL DEVELOPMENT TO MAKE ALL  
NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS BLOCKS  
TRACTS ETC. SHOWN HEREON IN THE REASONABLE ORIGINAL GRADING  
OVER AND ACROSS ANY TRACT LOT OR LOTS WHERE AND SUBJECT TAKE  
A NATURAL COURSE AFTER THE ROAD IS COMPLETED AND SURFACED  
HEREBY IS A WAIVER OF ALL CLAIMS FOR ADJACENT LAND WITHIN THE P.R.D.  
WHICH MAY BE OCCASIONED TO THE ADJACENT LAND MAINTENANCE OF  
BY THE ESTABLISHED CONSTRUCTION DRAINAGE SYSTEMS SHALL BE  
THE ROADS SHOWN HEREON. ALL IN THIS PLANNED RESIDENTIAL  
DEVELOPMENT ARE SUBJECT TO AND SHALL BE SOLD SUBJECT TO  
THAT CERTAIN DECLARATION OF COVENANTS CONDITIONS EASEMENTS  
AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE  
NO. 295542.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS  
THIS DAY OF 1998.

APPROVALS

THIS PLANNED RESIDENTIAL DEVELOPMENT CONFORMS TO THE  
REQUIREMENTS OF THE PLANNED RESIDENTIAL DEVELOPMENT AS  
ESTABLISHED BY CHAPTER 16.17, ISLAND COUNTY CODE, AND IS  
HEREBY APPROVED THIS DAY OF 1998.

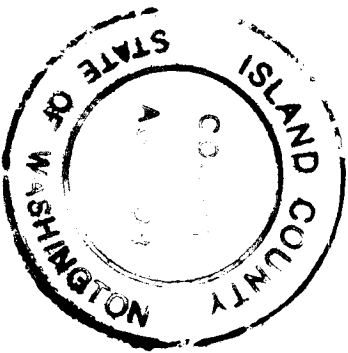
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT  
EXAMINED AND APPROVED IN ACCORDANCE WITH R.C.W. 58.17.160(1)  
AND CHAPTER 11.01 ISLAND COUNTY CODE THIS DAY OF 1998.

ISLAND COUNTY ENGINEER  
THIS PLANNED RESIDENTIAL DEVELOPMENT CONFORMS TO THE  
REQUIREMENTS OF THE PLANNED RESIDENTIAL DEVELOPMENT AS  
ESTABLISHED BY CHAPTER 16.17, ISLAND COUNTY CODE, AND IS  
HEREBY APPROVED THIS DAY OF 1998.

WILLIAM L. McDOWELL  
TOM SHAUGHNESSY  
MIKE SHELTON

EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED  
TO PUGET SOUND POWER AND LIGHT COMPANY, WHOLELY TELEPHONE  
COMPANY, TO CABLEVISION AND THEIR RESPECTIVE SUCCESSORS AND  
ASSIGNS UNDER AND UPON THE EXTERIOR 7 FT. OF THE FRONT OF  
EACH LOT AND THE PRIVATE ROADS SHOWN HEREON IN WHICH TO  
INSTALL, MAINTAIN, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND  
CABLES, CABLE WIRES AND VAULTS WITH NECESSARY UNDERGROUND  
AND/OR ABOVEGROUND MOUNTED FACILITIES AND OTHER EQUIPMENT FOR THE  
PURPOSE OF SERVING THE P.R.D. AND OTHER PROPERTY WITH THE  
TELEPHONE AND CABLE TELEVISION SERVICES TOGETHER WITH THE  
RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES  
STATED. ALSO EACH LOT SHALL BE SUBJECT TO AN EASEMENT 2.5  
FEET IN WIDTH PARALLEL WITH AND ADJACENT TO ALL INTERIOR LOT  
LINES FOR PURPOSES OF UTILITIES AND DRAINAGE.



RESERVATION

Open Space A Identified hereon as COMMUNITY OPEN SPACE is reserved  
and permanently committed as open space and left in its natural  
state to be maintained and used for the purposes specified in  
the DECLARATION OF COVENANTS CONDITIONS EASEMENTS AND  
RESTRICTIONS RECORDED HEREWITH ALSO SIMILARLY DEDICATED IS THE  
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AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE  
NO. 295542.

DRAINAGE COVENANTS

Declaration of Covenant for Maintenance of Drainage Facilities is  
recorded under Auditor's File No. 3202423, records of Island County,  
Washington.

DEVELOPMENT RIGHTS

DEVELOPMENT RIGHTS CONSERVATION EASEMENT AUDITOR'S FILE  
No. 8900934

DEED OF TRANSFER OF DEVELOPMENT RIGHT (DDR)

THE TRANSFER OF DEVELOPMENT RIGHTS RECORDED UNDER AUDITOR'S  
FILE No. 8900934

AUDITORS CERTIFICATE

Filed for record this 1998, at 2:21 P.M., in Volume 1  
of Planned Residential Development, page 84, under Auditor's File  
No. 330 4437, Records of Island County, Washington, at the  
request of the Island County Short Plat Administrator,  
Island County Auditor

CERTIFICATE OF TITLE

RECORDED 1998 IN VOLUME 7163  
PAGE 84, UNDER AUDITOR'S FILE NO. 330 4437, RECORDS OF ISLAND COUNTY, WASHINGTON.

TREASURER'S CERTIFICATE

ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS  
HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED  
ACCORDING TO THE RECORDS OF MY OFFICE INCLUDING TAXES FOR  
THE CURRENT YEAR 1998 (A.P.N.s R3103-531-0800).

SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER  
MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF ISLAND  
COUNTY AND THE WASHINGTON STATE SURVEY RECORDING ACT IN THE  
MONTH OF AUGUST 1998.

ACKNOWLEDGMENT

STATE OF WASHINGTON ) ss  
COUNTY OF Island )

This is to certify that on this 25th DAY OF August 1998 before  
me the undersigned, a Notary Public in and for the State of Washington,  
duly commissioned, personally appeared Shayne Thatcher, P.L.S.  
respectively of Wood Glen Estates P.R.D.  
Washington corporation, that they executed the foregoing instrument, and  
acknowledged said instrument, to be the free and voluntary act and deed  
of said corporation for the uses and purposes therein mentioned, and on  
oath stated that they are authorized to execute said instrument.

Shayne Thatcher, P.L.S.  
Notary public in and for the state of Washington,  
residing at Island

My appointment expires 7-19-99

PLANNED RESIDENTIAL DEVELOPMENT No. 198/95  
ASSESSOR PARCEL No. R3207-100-4620  
DATE September 14, 1998

RESTRICTIONS

1. Direct vehicular access to Zystro Road is restricted to the  
easements shown hereon.
2. No blocking, diverting, or other alteration of existing, natural, or  
approved man-made drainage ways is permitted without the prior  
approval of the Island County Engineering Department.
3. Prior to issuance of a building permit for each lot, an approved on  
site infiltration facility (sump, dry well, etc.) must be submitted and  
approved by Island County Engineering Department.
4. The 50 foot landscape buffer must remain a natural undisturbed  
open space except for maintenance & construction of a 10 foot walking  
trail.
5. The designated COMMUNITY/ RECREATION AREA is to remain a  
natural undisturbed and open space landscape buffer area. Except for  
maintenance & construction of a 10 foot walking trail, well house, pump  
house and water storage tank. Removal of vegetation is limited to that  
which is dead, diseased or poses a threat to people or property.
6. All utilities will be located underground.

NOTE

1. Approval of this subdivision does not guarantee the issuance of  
sewage disposal system permits or the availability of potable water.
2. Island County has no responsibility to improve or maintain the  
private roads contained within or private roads providing access to the  
property described in this development.

ADDRESS

1880 SPUR LANE  
1884 SPUR LANE  
1886 SPUR LANE  
1888 SPUR LANE  
1893 SPUR LANE  
2034 DOE DRIVE  
2038 DOE DRIVE  
2042 DOE DRIVE  
2046 DOE DRIVE  
2050 DOE DRIVE  
2056 DOE DRIVE  
2063 DOE DRIVE  
2069 DOE DRIVE  
2083 DOE DRIVE  
2093 DOE DRIVE  
2094 DOE DRIVE  
2095 DOE DRIVE  
2099 DOE DRIVE  
2021 DOE DRIVE  
209 DOE DRIVE  
WELL SITE

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN THE  
FOUND E QUARTER CORNER TO THE FOUND SOUTHEAST CORNER  
OF SECTION 7.  
( BASIS OF BEARING N00°07'40"E 2660.04' )

SURVEY REFERENCES

S.P. BY DATUM PACIFIC, Inc. RECORDED IN VOLUME 2, OF  
SHORT PLATS, PAGE 26, RECORDS OF ISLAND COUNTY,  
WASHINGTON.

R.O.S. BY FAKKEMA & KINGMA, Inc. RECORDED IN BOOK 4 OF  
SURVEYS, PAGE 476, RECORDS OF ISLAND COUNTY, WASHINGTON.  
R.O.S. BY FAKKEMA & KINGMA, Inc. RECORDED IN BOOK 5 OF  
SURVEYS, PAGE 207, RECORDS OF ISLAND COUNTY, WASHINGTON.

NOTES

EQUIPMENT USED: ELECTRONIC TOTAL STATION  
METHOD OF SURVEY: FIELD TRAVERSE

WOODGLEN ESTATES P.R.D.  
A PORTION OF SE 1/4 OF THE SE 1/4  
SEC. 7 TWP. 32 N., RNG. 1 E., W.M.  
SHEET 1 OF 2

ISLAND COUNTY

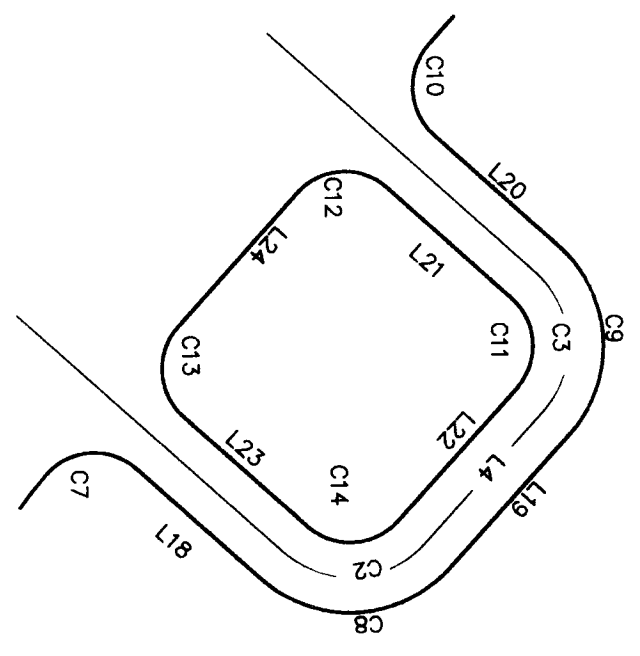
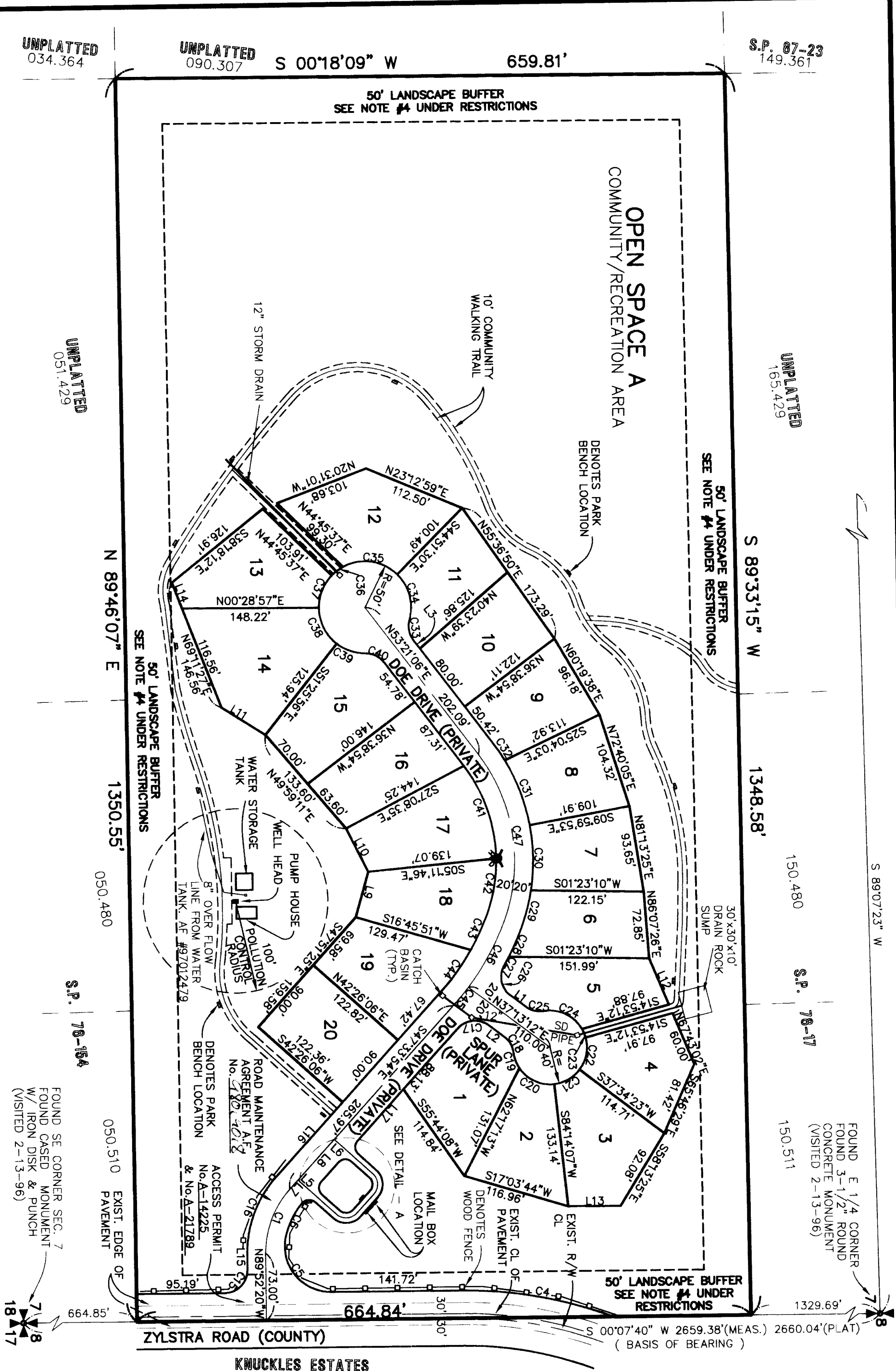
WASHINGTON

F.B. No. 4-12 / PG. 39-49, 3-10 / PG. 15-16 FOR: KEN CAVE  
APPROVED BY: LST DRAWN BY: CJH 6:00:57 PM 8-21-98 10:03 PM EST SCALE: 1" = 100'

**Datum Pacific, Inc.**  
Civil Engineers and Surveyors  
P.O. Box 3204  
404 N. 32nd St.  
Coeur d'Alene, ID 83814  
(208) 678-6366

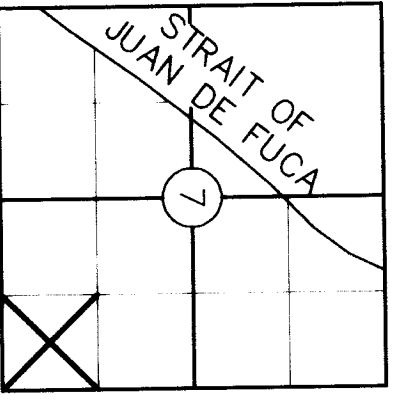
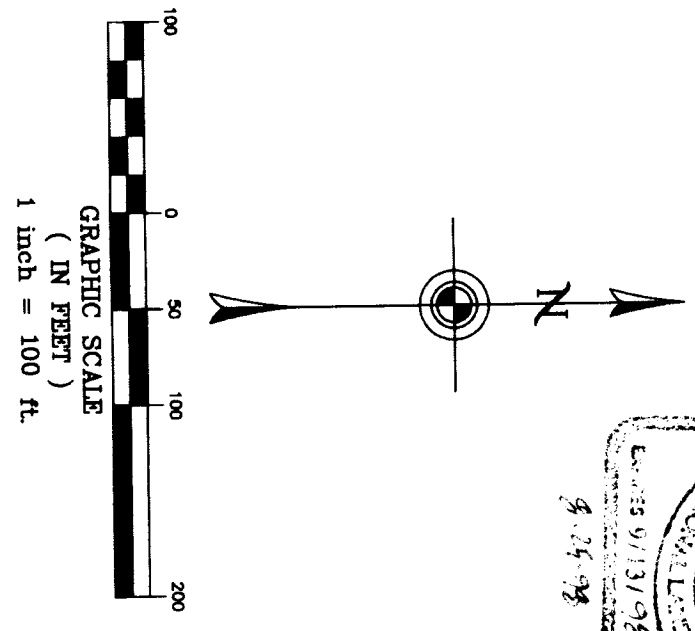
3304437

PLANNED RESIDENTIAL DEVELOPMENT No. 198/95  
ASSESSOR PARCEL No. R13207-100-4620  
DATE \_\_\_\_\_



DETAIL A  
SCALE: 1"=30'

- LEGEND**
- DENOTES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED ( D.P.A.C. LS 28414 ) SET THIS SURVEY.
  - DENOTES REBAR OR IRON PIPE FOUND AND HELD AS NOTED.
  - ◀◀ DENOTES QUARTER CORNER FOUND AND HELD AS NOTED
  - ◀◀ DENOTES QUARTER CORNER NOT LOCATED PER THIS SURVEY
  - ✕ DENOTES SECTION CORNER FOUND AND HELD AS NOTED
  - ✕ DENOTES FIRE HYDRANT LOCATION



SEC. 7, TWP. 32 N., RNG. 1 E., W.M.

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.18	N67°13'12"E
L2	20.83	N67°13'12"E
L3	11.67	S53°21'06"W
L4	28.00	S47°33'54"E
L5	56.00	N42°26'06"E
L6	56.00	N42°26'06"E
L7	13.27	N47°33'54"W
L8	59.00	N47°33'54"W
L9	50.92	N73°45'13"W
L10	52.83	S63°37'20"W
L11	56.01	S32°43'02"E
L12	55.02	N67°43'02"E
L13	56.74	N06°21'13"E
L14	30.00	S67°11'27"W
L15	18.00	N89°52'20"W
L16	108.55	N47°33'54"W
L17	75.00	N47°33'54"W
L18	25.97	N42°26'06"E
L19	28.00	S47°33'54"E
L20	26.00	N42°26'06"E
L21	26.00	N42°26'06"E
L22	28.00	S47°33'54"E
L23	26.00	N42°26'06"E
L24	28.00	N47°33'54"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	TANGENT
C1	76.33	103.37	40.00
C2	24.35	15.50	15.50
C3	24.35	15.50	15.50
C4	166.15	455.00	61.86
C5	89.11	50.00	10.31
C6	41.41	83.37	21.14
C7	16.01	10.00	10.31
C8	32.99	21.00	21.00
C9	32.99	21.00	21.00
C10	15.71	10.00	10.00
C11	15.71	10.00	10.00
C12	15.71	10.00	10.00
C13	15.71	10.00	10.00
C14	15.71	10.00	10.00
C15	39.27	25.00	25.00
C16	91.10	123.37	47.74
C17	36.99	25.00	22.82
C18	20.15	25.00	10.66
C19	18.98	40.00	9.46
C20	43.67	40.00	24.30
C21	32.98	40.00	17.23
C22	36.63	40.00	19.71
C23	10.10	40.00	5.08
C24	48.59	40.00	27.80
C25	20.15	25.00	10.66
C26	35.85	25.00	21.79
C27	11.43	305.00	5.72
C28	34.87	305.00	17.45
C29	41.60	210.00	20.87
C30	70.85	210.00	35.77
C31	75.46	210.00	38.14
C32	22.22	210.00	11.12
C33	23.18	25.00	12.50
C34	53.53	50.00	29.65
C35	63.65	50.00	36.95
C36	15.23	50.00	7.67
C37	38.64	50.00	20.34
C38	45.31	50.00	24.34
C39	33.46	50.00	17.38
C40	23.18	25.00	12.50
C41	107.81	170.00	55.78
C42	62.31	170.00	31.51
C43	41.87	265.00	20.98
C44	58.72	265.00	29.48
C45	25.94	285.00	12.98
C46	82.25	285.00	41.41
C47	190.12	190.00	103.88

**Datum Pacific, Inc.**  
Civil Engineers & Land Surveyors  
P.O. Box 308  
404 N. Main St.  
Cannon Beach, OR 97110  
Phone (503) 978-6366

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